

RE - Rural Estate District

The Rural Estate District is intended to provide the opportunity to develop a large lot subdivision prior to public utilities being available. It is intended to remain rural in character, suited for larger lot, higher end housing. To remain rural in character, the lot width and setbacks are large, a minimum subdivision area is established, and roads are designed with a rural roadway cross- section. A cluster development option allows for smaller lot sizes with larger amounts of open space.

RE District Land Uses			
Permitted Land Uses Uses allowed without restrictions/special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses Uses allowed with approval of a Conditional Use Permit.	Prohibited Land Uses Uses not allowed within the district.
Government Local/Neighborhood Utilities Passive Outdoor Recreation Religious Assembly Single-Family Detached	Cemetery Child-care, Family Home Education Group Home Industrialized Housing Home Enterprise Neighborhood Amenity	Bed and Breakfast Lodging Community Assembly/Amenity Housing & Services for the Aging Wireless Transmission Facilities	Animal Clinic or Services Animal Raising or Production Apartment Mid/High Density Aviation Uses Fixed/Rotary Wing Bar or Night Club Brewery/Distillery/Winery Business or Trade School Campground College/University Commercial Parking Commercial Rec./Entertainment Commercial & Community Stables Contractor Services Cottage Crop Production and Sales Day-Care Center Duplex/ Triplex/Quadplex Food/Drink (general/neighborhd) Full/Limited Service/Resort Hotel Game Ranch General Retail Sales/Services Heavy Equipment Retail Sales/Svs. Hospital Industrial Services Heavy/Light Live-work Unit Loft Apartment Major Utilities Manufactured Home/Park Medical Office/Clinic Office and Office-Showroom Pawn Shop Personal Services Research & Development Residential Childcare Facility Resource Extraction Provisional Housing RV Park/Vehicle Scrap and Salvage Yard Self-Storage/ Storage Yard Shopping Center Single-Family Attached Single-Family Zero Lot Line Special Event Venue Social Service Institution Tiny House Development Townhouse Transportation Facilities Vehicle Gas/Fueling/ Services Vehicle Sales/Rentals Warehouse Waste Related Services
*Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Industrial Housing	Required to have similar exterior, and a value greater or equal to the median taxable value for each single-family detached dwelling unit, determined by most recent certified tax appraisal roll for the county.
Group Home	Must be Licensed by the state. Limited to 6 residents and 2 supervisors. City code authorizes any other group/community home use in residential districts if required by state or federal fair housing regulation.
Cemetery	Access must be via arterial/collector street. Facility shall be set back 100' from residential property and enclosed by wall/fence.
Community Assembly/ Amenity	Parcel shall be at least 4 times minimum lot size and take access via arterial/collector street. Parking shall be on-site. Off-site parking through shared parking agreement if parking lot is within 250' of the parcel and connected via a sidewalk.
Neighborhood Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.
Education	Parking shall be accommodated on site. Access shall be designed to facilitate safe and expedient pick-up and drop-off circulation. Access to secondary schools shall be located on a collector or arterial level roadway. Outdoor activities shall be set back from any residentially used or zoned property by 25' and enclosed by a wall or fence.
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.
Wireless Trans. Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.
Bed and Breakfast Lodging	Owner/operator must be full-time resident of the main dwelling. Maximum 4 guestrooms per property. No on-site parking in front yard and must be screened by 6' wall/fence and 5' landscape buffer. No food preparation allowed within guestrooms. Guestroom rentals shall not be allowed for more than 21 consecutive days.
Child-care, Family Home	100 sq. ft. outdoor open space enclosed by 6'+ building/fence/wall required per child. Max one person outside of home may be employed by facility.
Home Enterprise	Must be incidental and secondary to residential use. Property must appear residential. Within principal structure must be less than 20% of home's livable 1 st floor or 500 sq. ft. Within accessory structure must be less than max accessory structure size allowed. No external alterations, outdoor storage, display of goods, products, services or signage. Related parking limited to residential driveway or on-street parking (if allowed). No traffic 8 pm to 6 am. Instructional services (music/dance/tutoring) limited to 5 students. No offensive/nuisance sound, smell, vibration, light or dust. No hazardous materials on premises. The following are not allowed: child-care facilities over 10 children, retail sales, vehicle sales/services including the painting of vehicles.

RE District Development Standards			
Requirement	Development Type		
	Estate	Estate Cluster	Nonresidential
Minimum Lot Size	32,670 sq. ft.	21,780 sq. ft.	32,670 sq. ft.
Minimum Lot Width	110 ft.	90 ft.	125 ft.
Minimum Lot Frontage	75 ft.	45 ft.	n/a
Front Setback	50 ft.	45 ft.	55 ft.
Interior Side Setback	25 ft.	20 ft.	35 ft.
Street Side Setback	35 ft.	30 ft.	35 ft.
Rear Setback	75 ft.	50 ft.	60 ft.
Garage Setback	n/a	n/a	n/a
Maximum Height	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	30%	35%	25%
Minimum Unit Size	1,400 sq. ft.	1,400 sq. ft.	n/a
Minimum Size Development	6.0 acres	5.0 acres	n/a
Maximum Units/Acre	1.10 units/acre	1.50 units/acre	n/a
Min. % Open Space	15%	25%	n/a
Max Building Height	35 ft.	35 ft.	35 ft.